

FAIRFAX COUNTY

ZONING ORDINANCE MODERNIZATION PROJECT



PROJECT SUMMARY

Background

Fairfax County is undertaking a major initiative, dubbed “zMOD,” to modernize its Zoning Ordinance, which was adopted in its current form 40 years ago. The county has hired Clarion Associates, a national land use consulting firm, to assist with this important project. Clarion Associates has completed over 180 zoning and development code revision projects throughout the U.S. and Canada. For more information about the firm, please visit:

www.clarionassociates.com.

The current phase of this work will involve:

- **Reorganizing, reformatting, and using improved graphics to create a more user-friendly Zoning Ordinance**
- **Updating and revising land use categories for Permitted, Special Exception, and Special Permit land uses and their related regulations**

General Work Plan

A draft of the modernized Zoning Ordinance is anticipated to be completed over the next 18 months; multiple opportunities and channels for public engagement will be provided throughout the process.

Task 1: Initial Public Outreach & Feedback

Initial public meetings and stakeholder interviews were held to describe the scope of the zMOD project and to hear from the public about the strengths and weaknesses of the format, structure, organization of the current Zoning Ordinance and land uses. A public survey is also available at www.surveymonkey.com/r/zmod.

Task 2: Determine the Revised Zoning Ordinance Structure

The consultant team will prepare a report outlining various options for restructuring the Zoning Ordinance and improving its user-friendliness. Public outreach and engagement will be held to present this report, receive feedback on it and select a preferred option.

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Task 3: Update the Land Use Categories

The existing land uses will be updated, defined and incorporated into a draft land use table that consolidates similar uses into broader and more flexible categories; indicates which uses are allowed in which zoning districts; and, contains any use limitations related to the uses. Public outreach and engagement will be held to receive feedback on the draft.

Task 4: Modernize the Zoning Ordinance Structure and Format

The consultant team will prepare a draft of the restructured and reformatted Zoning Ordinance, including the updated land uses. Public outreach and engagement will be held to receive feedback on the restructured ordinance.

Task 5: Adoption of the Revised Zoning Ordinance

The consultant team will prepare a final draft of the restructured and reformatted Zoning Ordinance, which will be advertised for public hearing before the Planning Commission and Board of Supervisors.

Project Schedule

TASKS	2018				2019		
1. Initial Public Outreach & Feedback							
2. Determining the Revised Zoning Ordinance Structure							
3. Updating the Land Use Categories							
4. Modernizing the Zoning Ordinance Structure/Format							
5. Adoption of the Revised Zoning Ordinance							
6. Outreach and Public Engagement							

Next Outreach/Engagement Steps

- Continued outreach to and comments from stakeholders via website, email and uses and Facebook
- Consultant visit to Fairfax County in Spring to engage stakeholders related to Emerging Trends and options in the format of Zoning Ordinances

Questions?

If you have questions or comments about any aspect of the zMOD project, please do not hesitate to contact Connie Dickson at connie.dickson@fairfaxcounty.gov or visit the project website at www.fairfaxcounty.gov/planning-zoning/zmod. If you would like to receive email updates about this project, please visit the project website and click "Add Me to the zMOD E-Mail List." You may follow us at <https://www.facebook.com/fairfaxcountyzoning/>.

